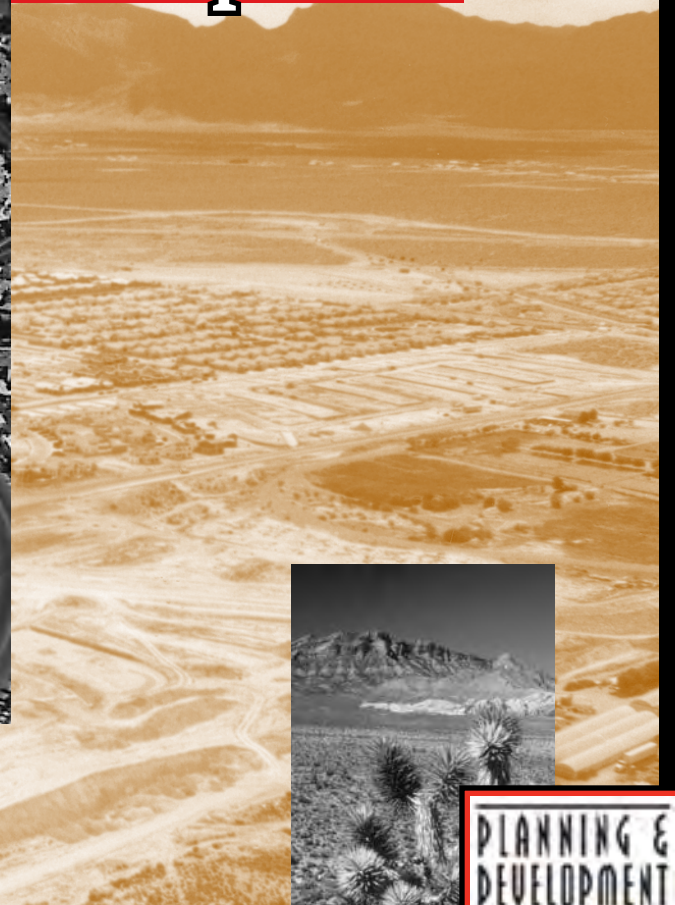


FOURTH QUARTER 2007

Q4

# Las Vegas Development Report



# LAS VEGAS DEVELOPMENT REPORT

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## Land Sales

\*Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

## Land Sales 4th Quarter 2007



Sector	Sales	Total Acres	Valuation	Avg. Price per Acre	Avg. Price per Acre (1 Acre or less)	Avg. Price per Acre (greater than 1 Acre)
Centennial Hills	15	43.09	\$98,618,126	\$708,786	n/a	\$708,786
Southeast	21	21.91	\$51,331,165	\$1,207,165	\$2,458,367	\$955,128
Southwest	2	8.76	\$72,950,000	\$2,391,553	n/a	\$2,391,553
CLV TOTALS	38	73.76	\$222,899,291	\$1,056,678	\$2,458,367	\$990,432
OUTSIDE CLV	249	1,395.41	\$2,060,403,681	\$1,306,992	\$2,269,404	\$1,286,807
<b>GRAND TOTAL</b>	<b>287</b>	<b>1,469.17</b>	<b>\$2,283,302,972</b>	<b>\$1,294,425</b>	<b>\$2,307,968</b>	<b>\$1,268,954</b>

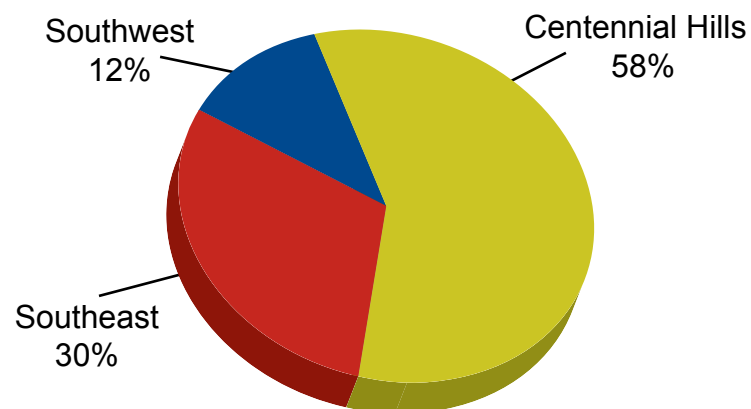
Source: Homebuilders Research, "Hotsheets" Newsletter. For more information, contact Dennis Smith, Homebuilders Research (702) 645-4200

\* Acreage data unavailable for 22% of property sales.

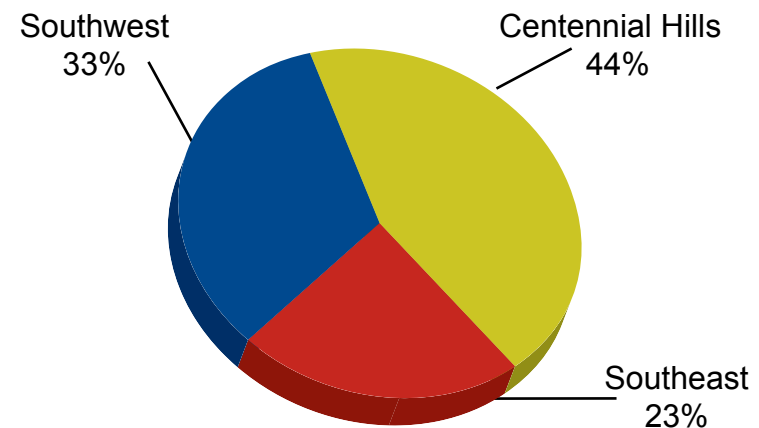
\* Due to time needed to obtain Land Sales data, this section is lagged by one quarter.

\* Airspace sales omitted

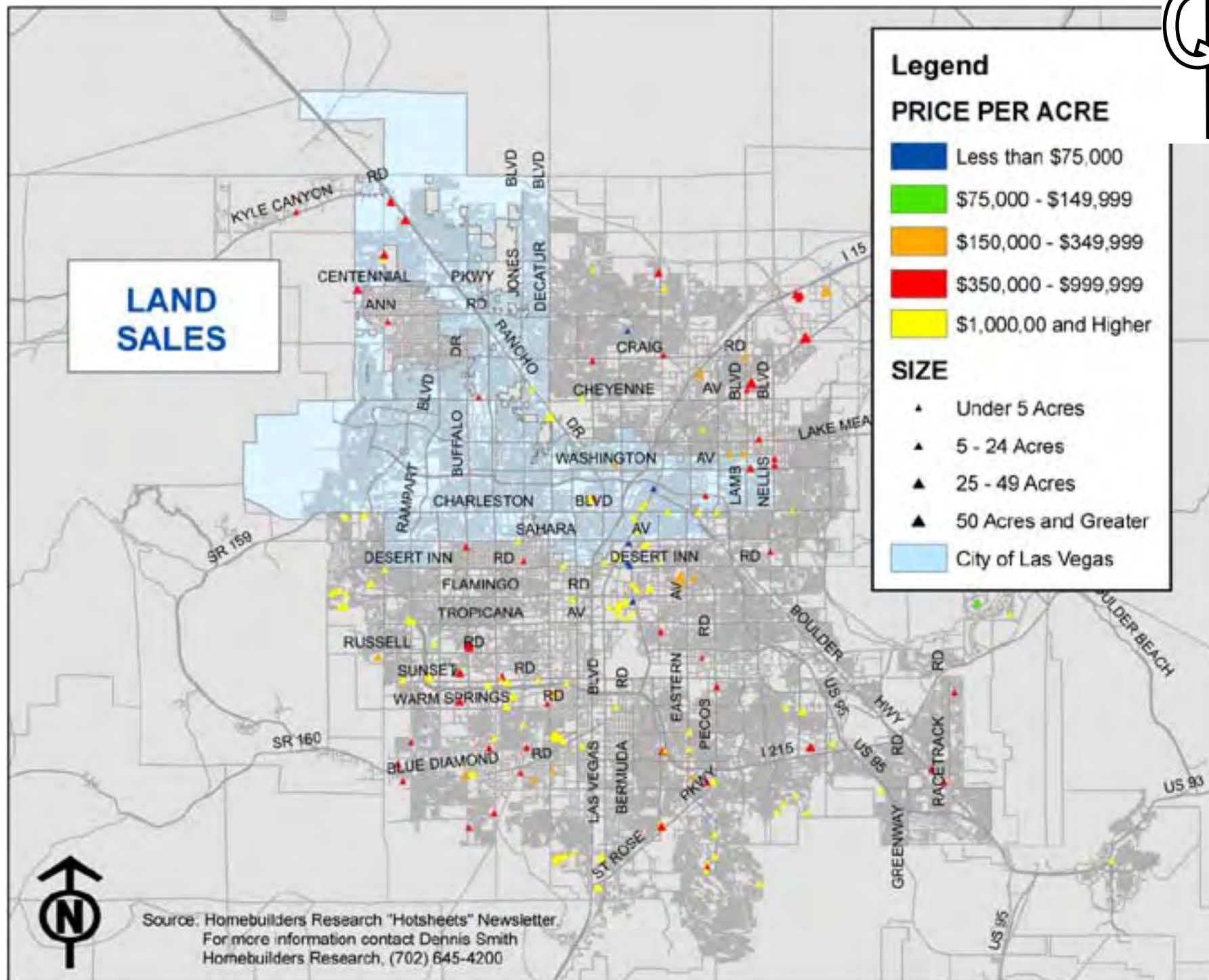
**Land Sales by Acreage**



**Land Sales by Valuation**







# General Plan Amendments

**Table 1. Land Use Changes by Type, Acres**

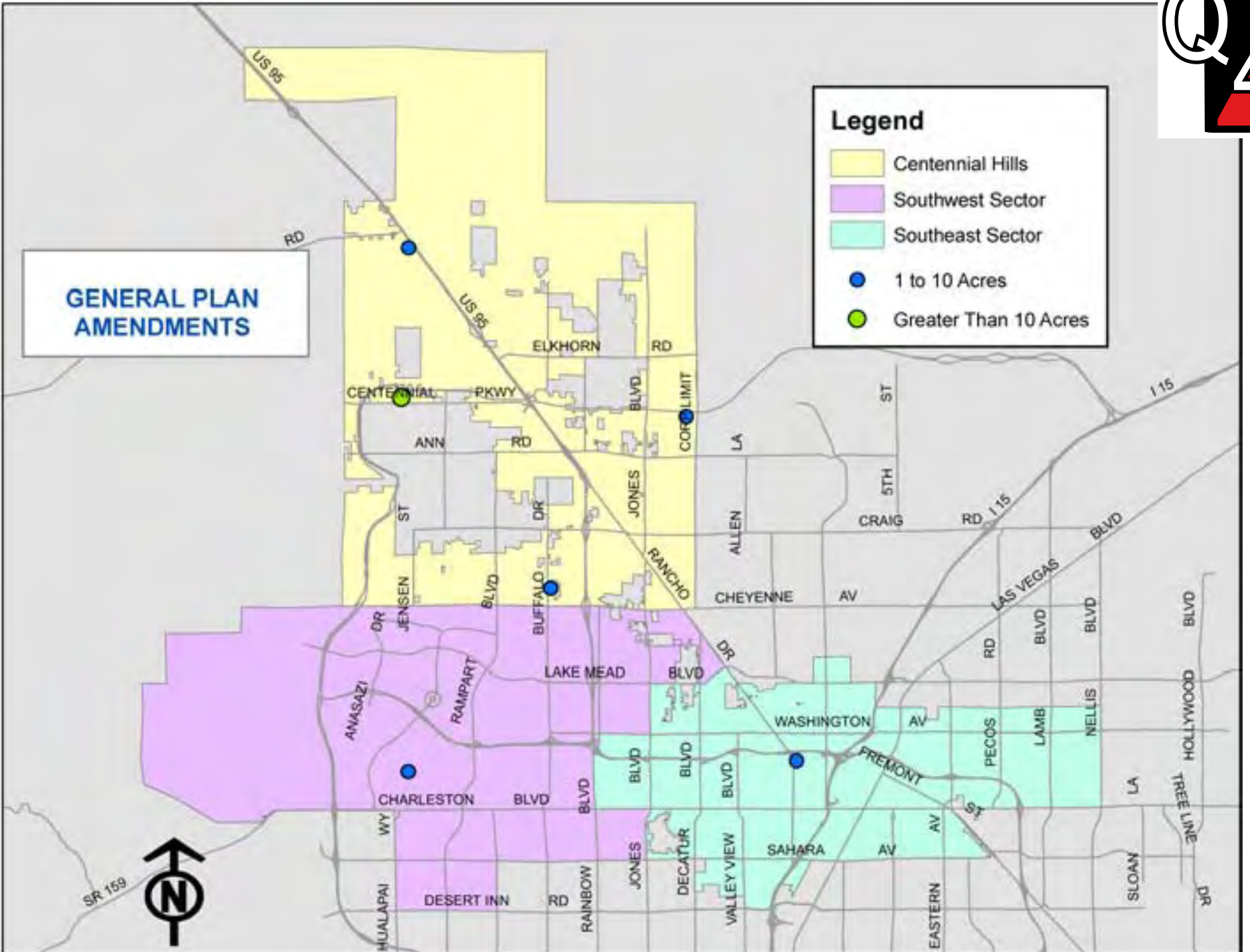
Sector	Residential to Commercial	Residential to Residential	Residential to Public	Commercial to Public	Public to Public	PCD to TND	Total Acres
Centennial Hills	9.05	3.99	0.00	0.00	10.00	7.27	30.31
Southwest	0.00	0.00	0.00	4.90	0.00	0.00	4.90
Southeast	0.00	0.00	4.81	0.00	0.00	0.00	4.81
<b>TOTAL ACRES</b>	<b>9.05</b>	<b>3.99</b>	<b>4.81</b>	<b>4.90</b>	<b>10.00</b>	<b>7.27</b>	<b>40.02</b>

**Table 2. Total GPAs by Sector**

Sector	Number	Acreage
Centennial Hills	4	30.31
Southwest	1	4.90
Southeast	1	4.81
<b>TOTAL GPAs</b>	<b>6</b>	<b>40.02</b>

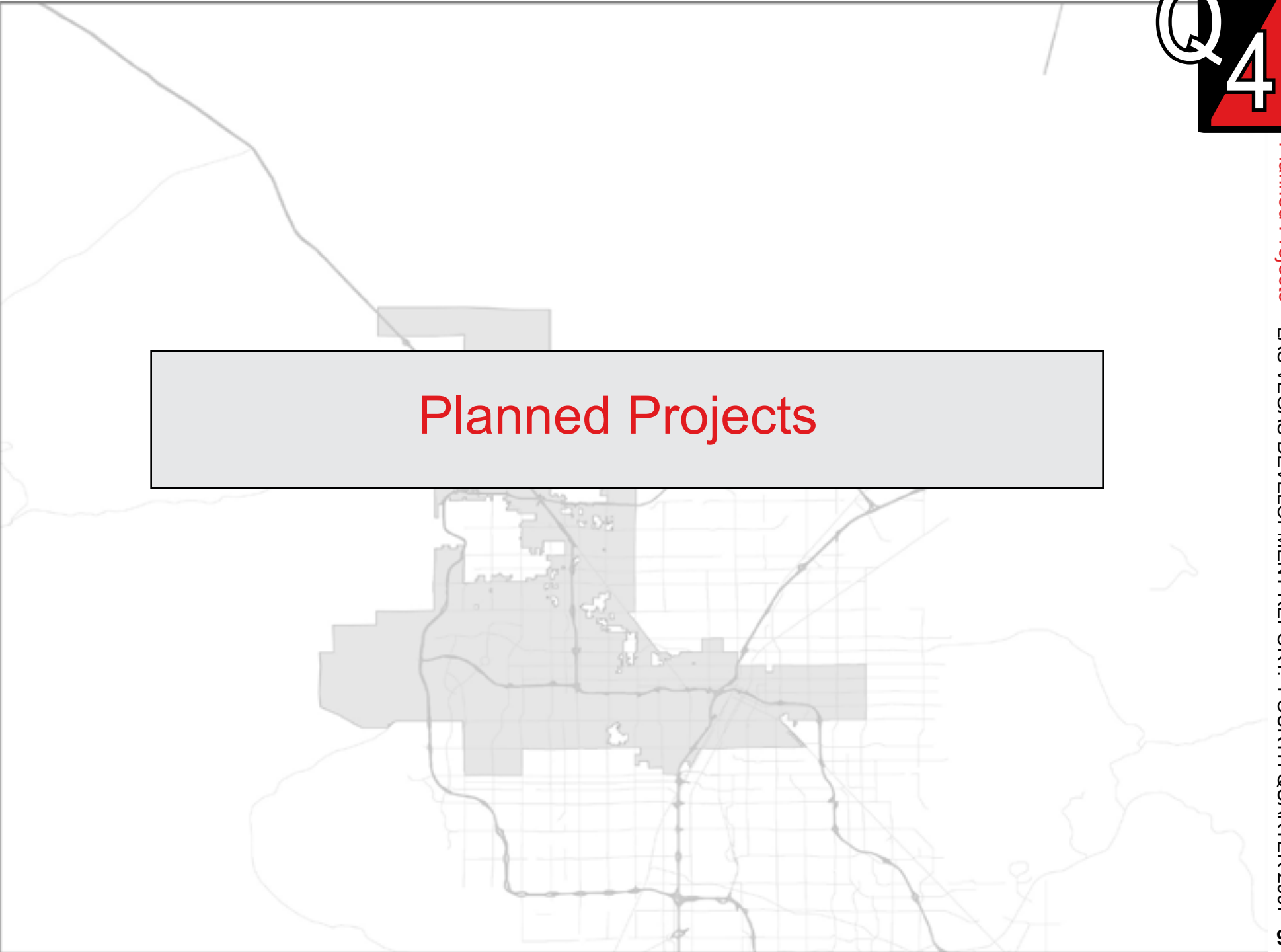
\*GPA = General Plan Amendment

\* Planned Community Development to Traditional Neighborhood Development





## Planned Projects

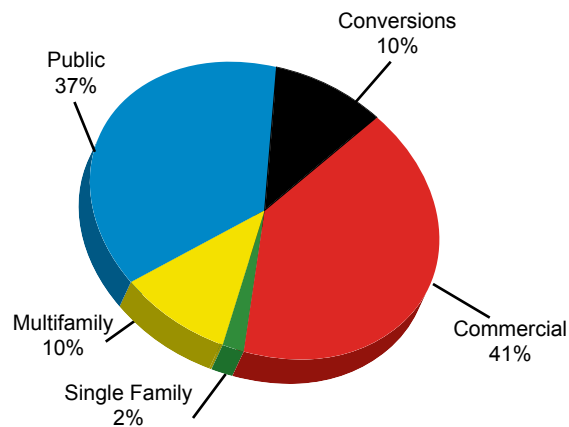


Site Plan Development Reviews  
4th Quarter 2007

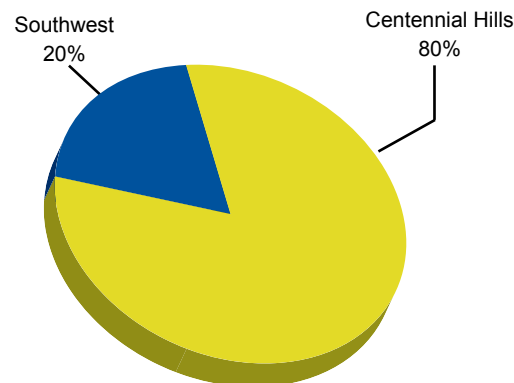


Category	Centennial Hills		Southeast		Southwest		Total	Total
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres
Commercial	6	21.39	15	35.16	3	23.43	24	79.98
Mixed-Use	0	0.00	0	0.00	0	0.00	0	0.00
Single Family	1	5.00	0	0.00	0	0.00	1	5.00
Multifamily	1	15.13	0	0.00	1	5.00	2	20.13
Mobile Home	0	0.00	0	0.00	0	0.00	0	0.00
Public	4	39.76	2	35.00	0	0.00	6	74.76
Conversions	1	19.90	3	0.50	0	0.00	4	20.40
<b>GRAND TOTAL</b>	<b>13</b>	<b>101.18</b>	<b>20</b>	<b>70.66</b>	<b>4</b>	<b>28.43</b>	<b>37</b>	<b>200.27</b>

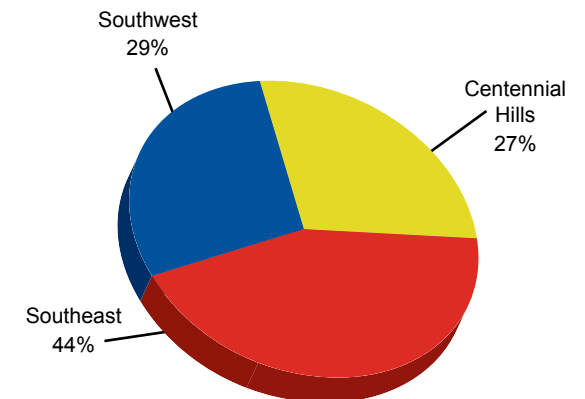
**SDRs  
Category by Acreage**

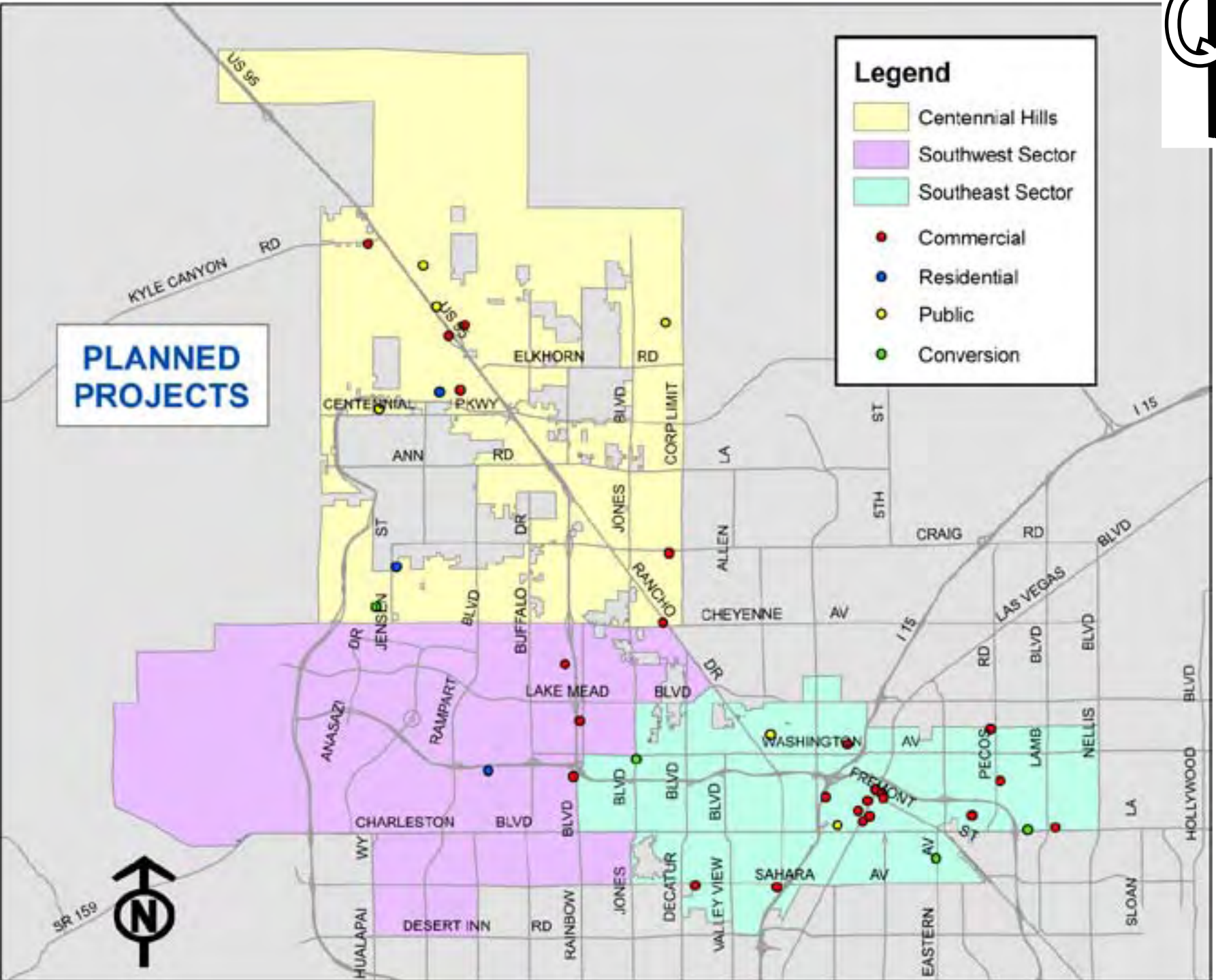


**SDRs  
Single Family & Multifamily  
New by Acreage**

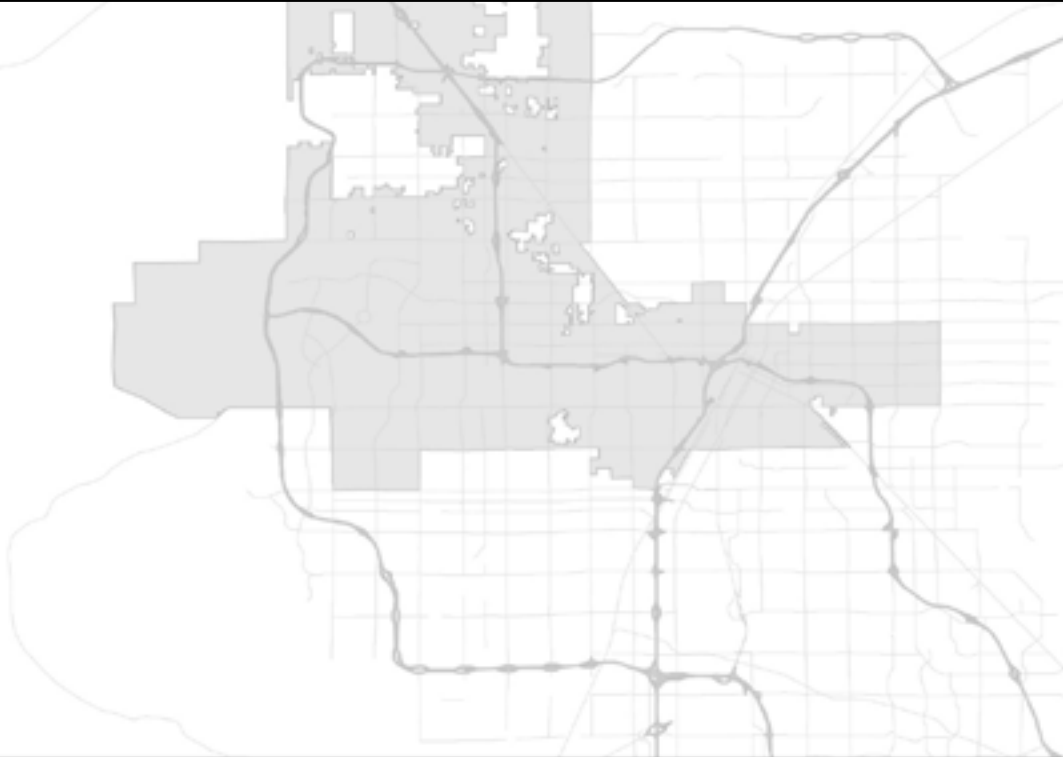


**SDRs  
Commercial by Acreage**





## Permitted Projects





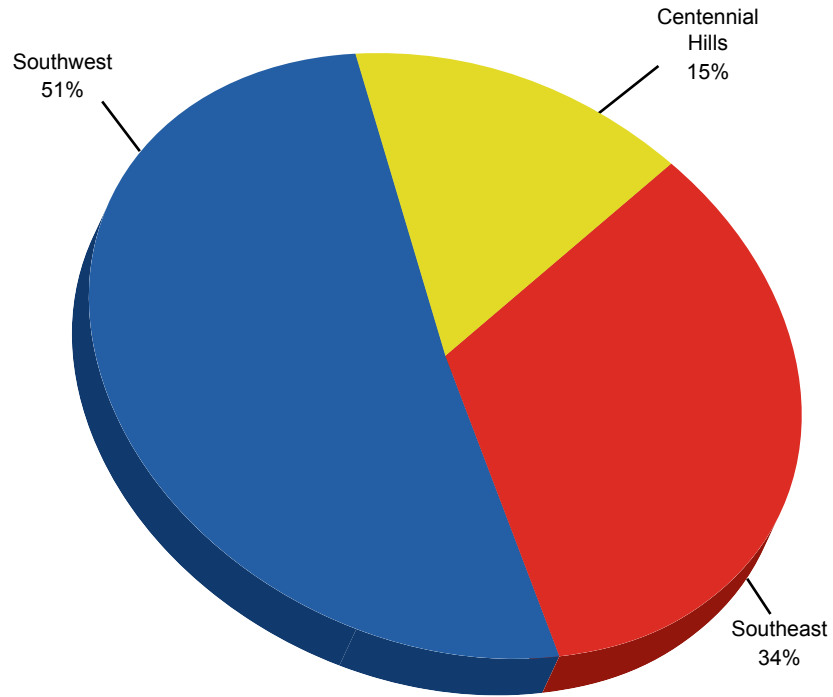
**Permitted Projects  
4th Quarter 2007**



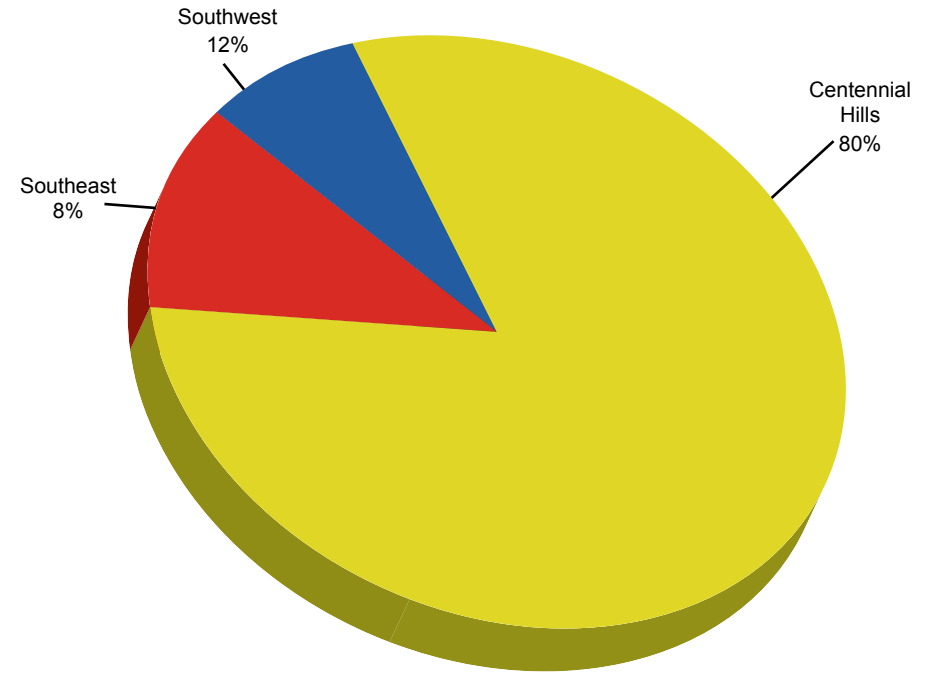
Category	Centennial Hills		Southeast		Southwest		Total	Total
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
Single Family New	320	\$11,368,500	61	\$1,183,000	27	\$1,653,000	408	\$2,836,000
Single Family Additions	20	\$1,547,043	21	\$478,150	11	\$473,483	52	\$2,498,676
Single Family Remodel	14	\$325,600	13	\$153,600	10	\$124,200	37	\$603,400
Multifamily New	0	\$0	0	\$0	0	\$0	0	\$0
Multifamily Remodel	0	\$0	0	\$0	0	\$0	0	\$0
Commercial New	23	\$3,978,653	42	\$9,184,245	22	\$13,658,672	87	\$26,821,570
Commercial Additions	2	\$445,400	2	\$3,000	0	\$0	4	\$448,400
Commercial Remodel	87	\$7,602,122	98	\$6,874,014	20	\$1,869,300	205	\$16,345,436
Public Remodel	0	\$0	0	\$0	0	\$0	0	\$0
Pools & Spas	58	\$1,920,780	3	\$96,073	44	\$1,551,918	105	\$3,568,771
Signs	0	\$0	0	\$0	0	\$0	0	\$0
Miscellaneous*	175	\$1,854,698	150	\$1,705,874	74	\$1,076,156	399	\$4,636,728
<b>GRAND TOTAL</b>	<b>699</b>	<b>\$29,042,796</b>	<b>390</b>	<b>\$19,677,956</b>	<b>208</b>	<b>\$20,406,729</b>	<b>1,297</b>	<b>\$57,758,981</b>

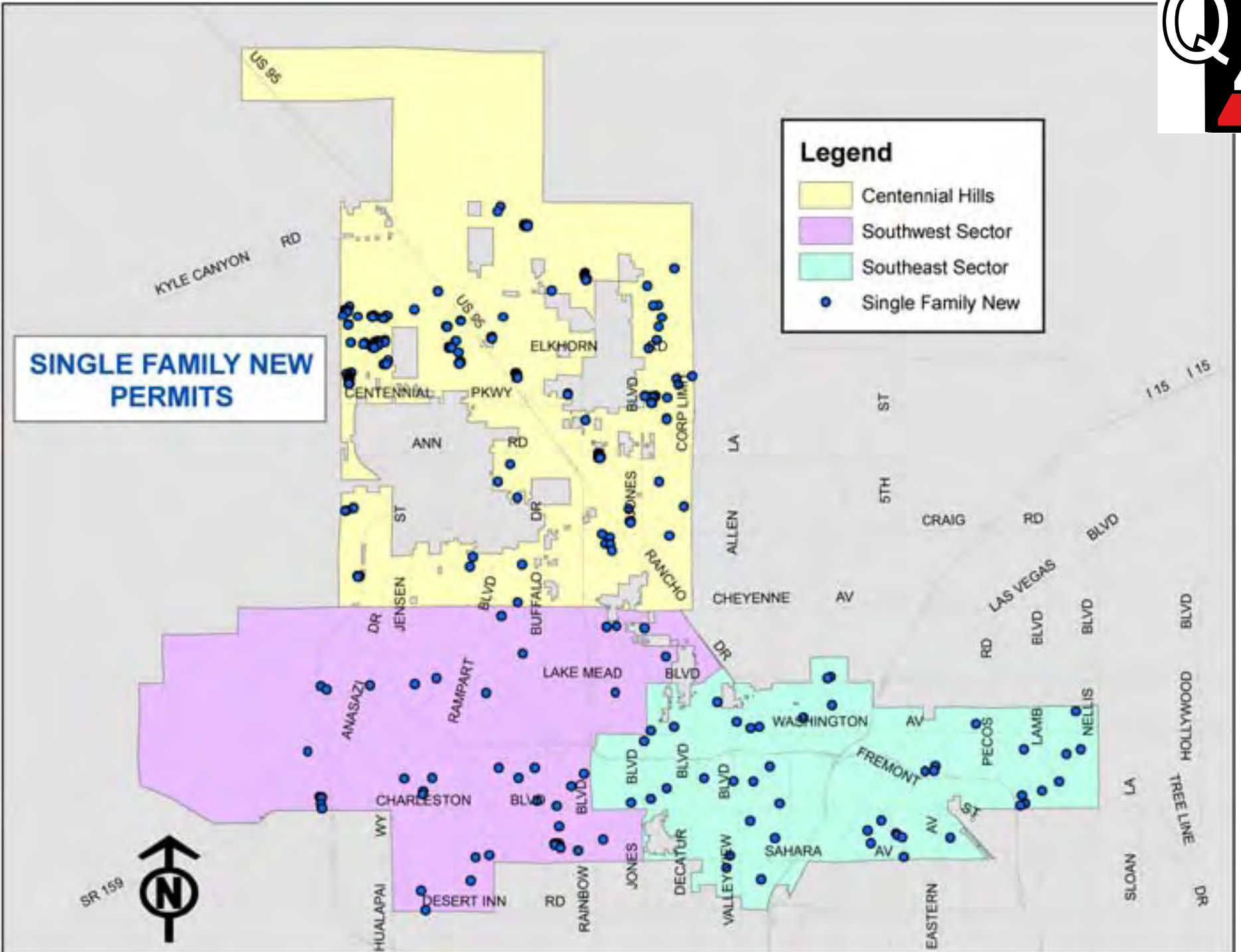
\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, walls, trash enclosures, change of contractor, disaster repair, onsite improvements, demolitions, patios and grading.

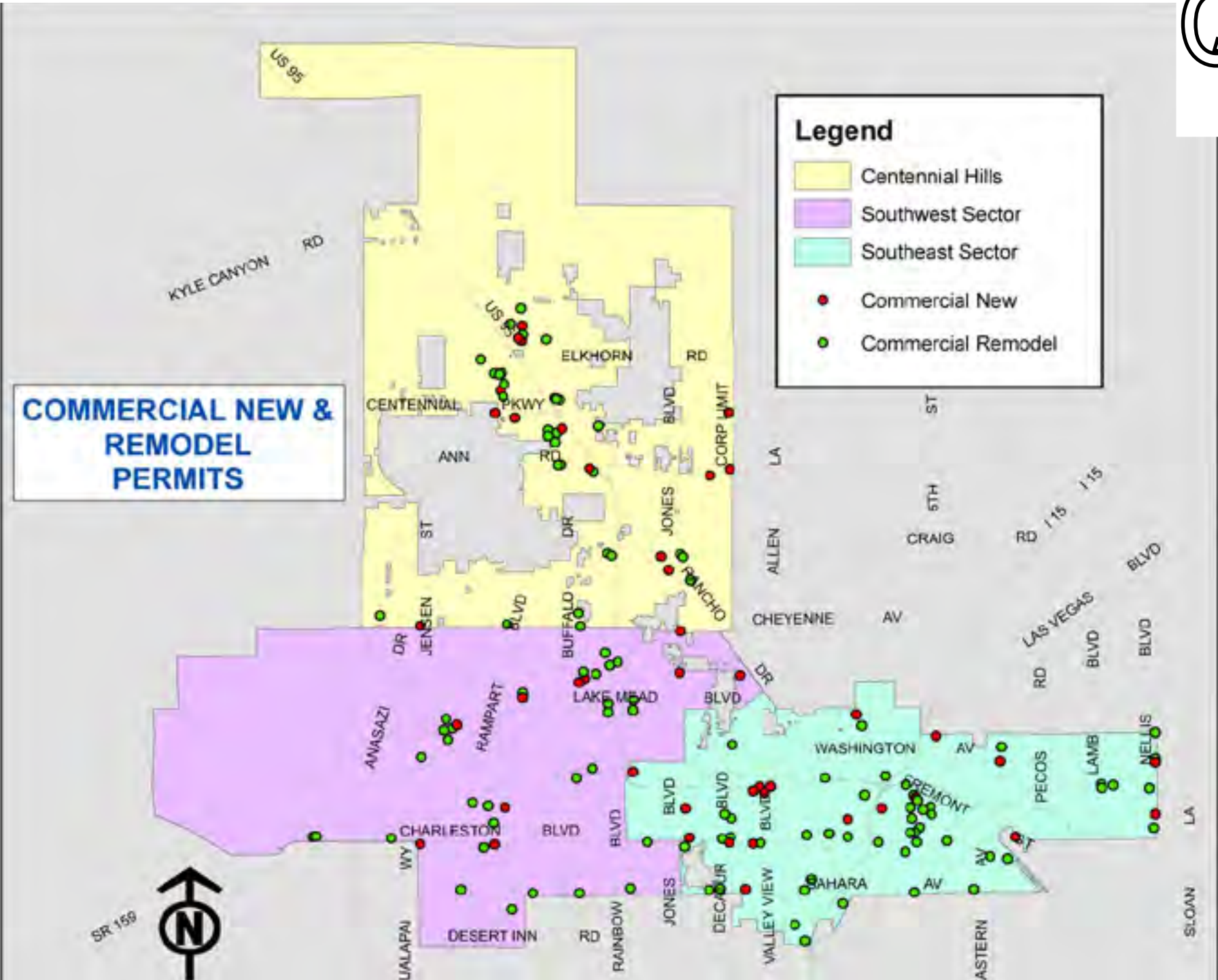
Commercial New by Valuation



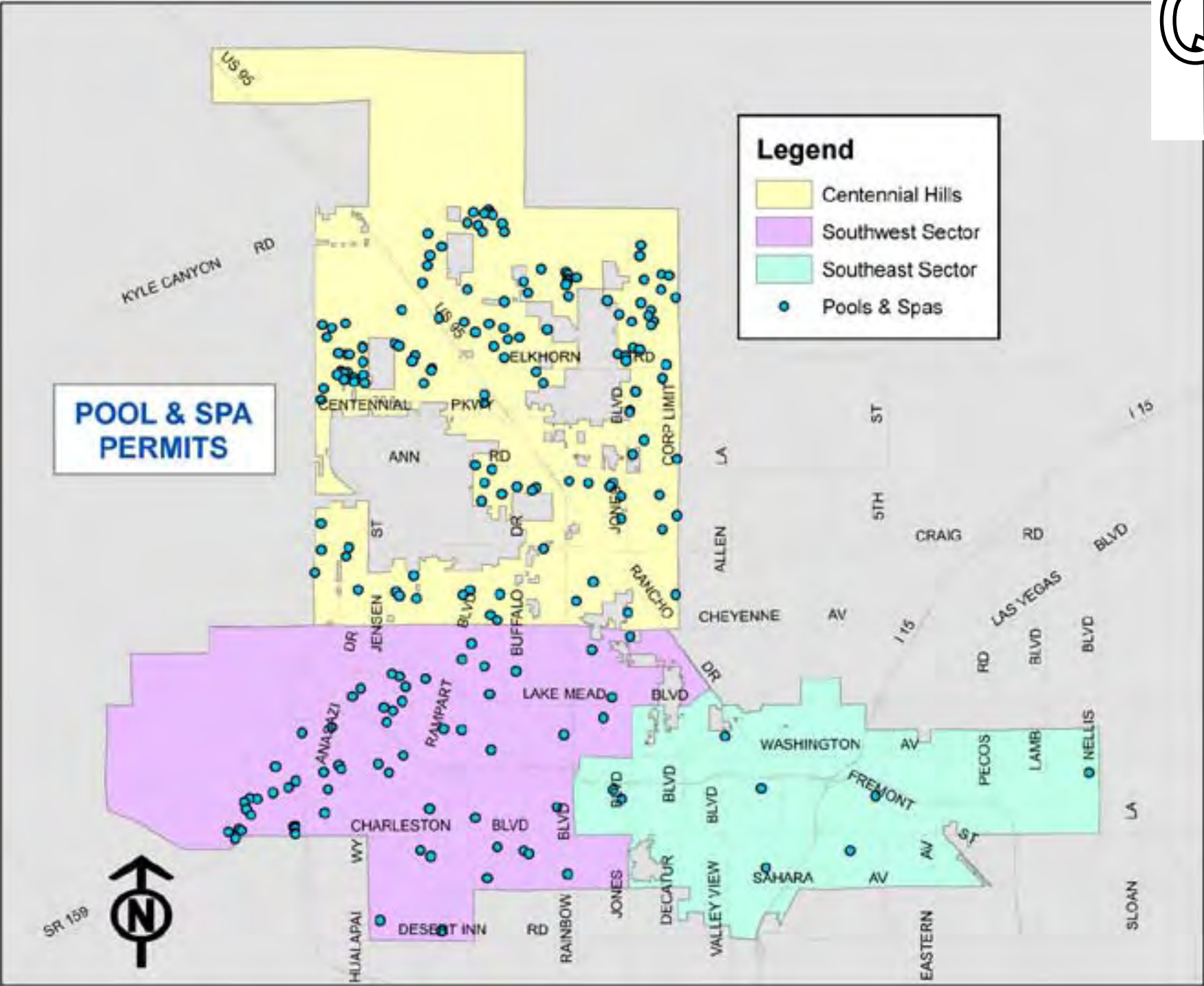
Single Family New by Valuation











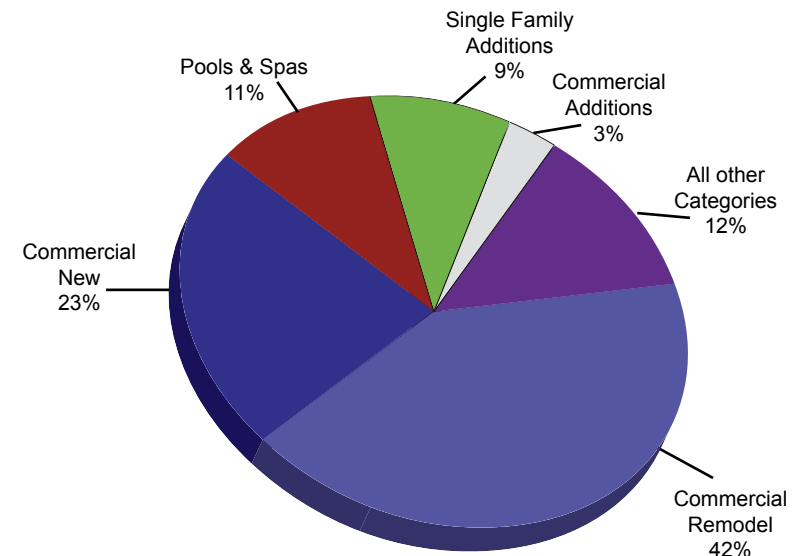
**Centennial Hills  
Building Permits  
4th Quarter 2007**



Category	Permits	Valuation	Percentage
Single Family New	320	\$11,368,500	39.1%
Single Family Additions	20	\$1,547,043	5.3%
Single Family Remodel	14	\$325,600	1.1%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	0	\$0	0.0%
Commercial New	23	\$3,978,653	13.7%
Commercial Additions	2	\$445,400	1.5%
Commercial Remodel	87	\$7,602,122	26.2%
Public Remodel	0	\$0	0.0%
Pools & Spas	58	\$1,920,780	6.6%
Signs	0	\$0	0.0%
Miscellaneous*	175	\$1,854,698	6.4%
<b>GRAND TOTAL</b>	<b>699</b>	<b>\$17,674,296</b>	<b>100%</b>

\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

**Centennial Hills Permits by Valuation**



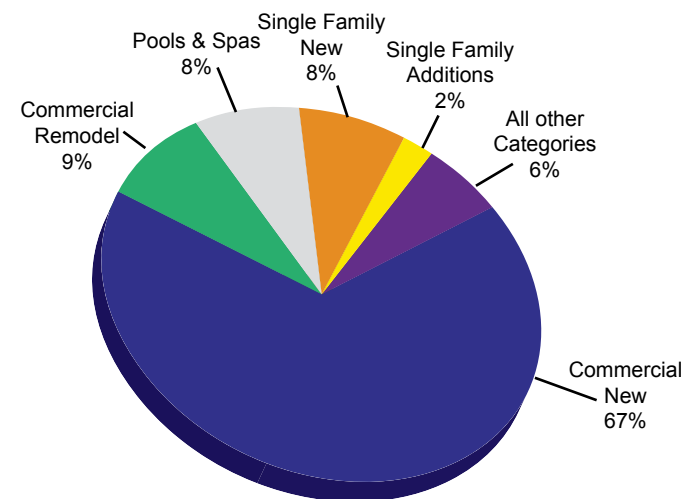
**Southwest  
Building Permits  
4th Quarter 2007**



Category	Permits	Valuation	Percentage
Single Family New	27	\$1,653,000	8.1%
Single Family Additions	11	\$473,483	2.3%
Single Family Remodel	10	\$124,200	0.6%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	0	\$0	0.0%
Commercial New	22	\$13,658,672	66.9%
Commercial Additions	0	\$0	0.0%
Commercial Remodel	20	\$1,869,300	9.2%
Public Remodel	0	\$0	0.0%
Pools & Spas	44	\$1,551,918	7.6%
Signs	0	\$0	0.0%
Miscellaneous*	74	\$1,076,156	5.3%
<b>GRAND TOTAL</b>	<b>208</b>	<b>\$20,406,729</b>	<b>100%</b>

\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

**Southwest Permits by Valuation**



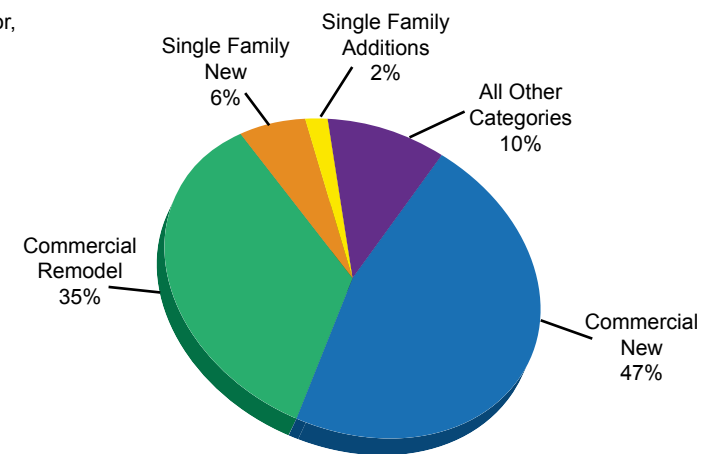
**Southeast  
Building Permits  
4th Quarter 2007**



Category	Permits	Valuation	Percentage
Single Family New	61	\$1,183,000	6.0%
Single Family Additions	21	\$478,150	2.4%
Single Family Remodel	13	\$153,600	0.8%
Multifamily New	0	\$0	0.0%
Multifamily Remodel	0	\$0	0.0%
Commercial New	42	\$9,184,245	46.7%
Commercial Additions	2	\$3,000	0.0%
Commercial Remodel	98	\$6,874,014	34.9%
Public Remodel	0	\$0	0.0%
Pools & Spas	3	\$96,073	0.5%
Signs	0	\$0	0.0%
Miscellaneous*	150	\$1,705,874	8.7%
<b>GRAND TOTAL</b>	<b>390</b>	<b>\$19,677,956</b>	<b>100%</b>

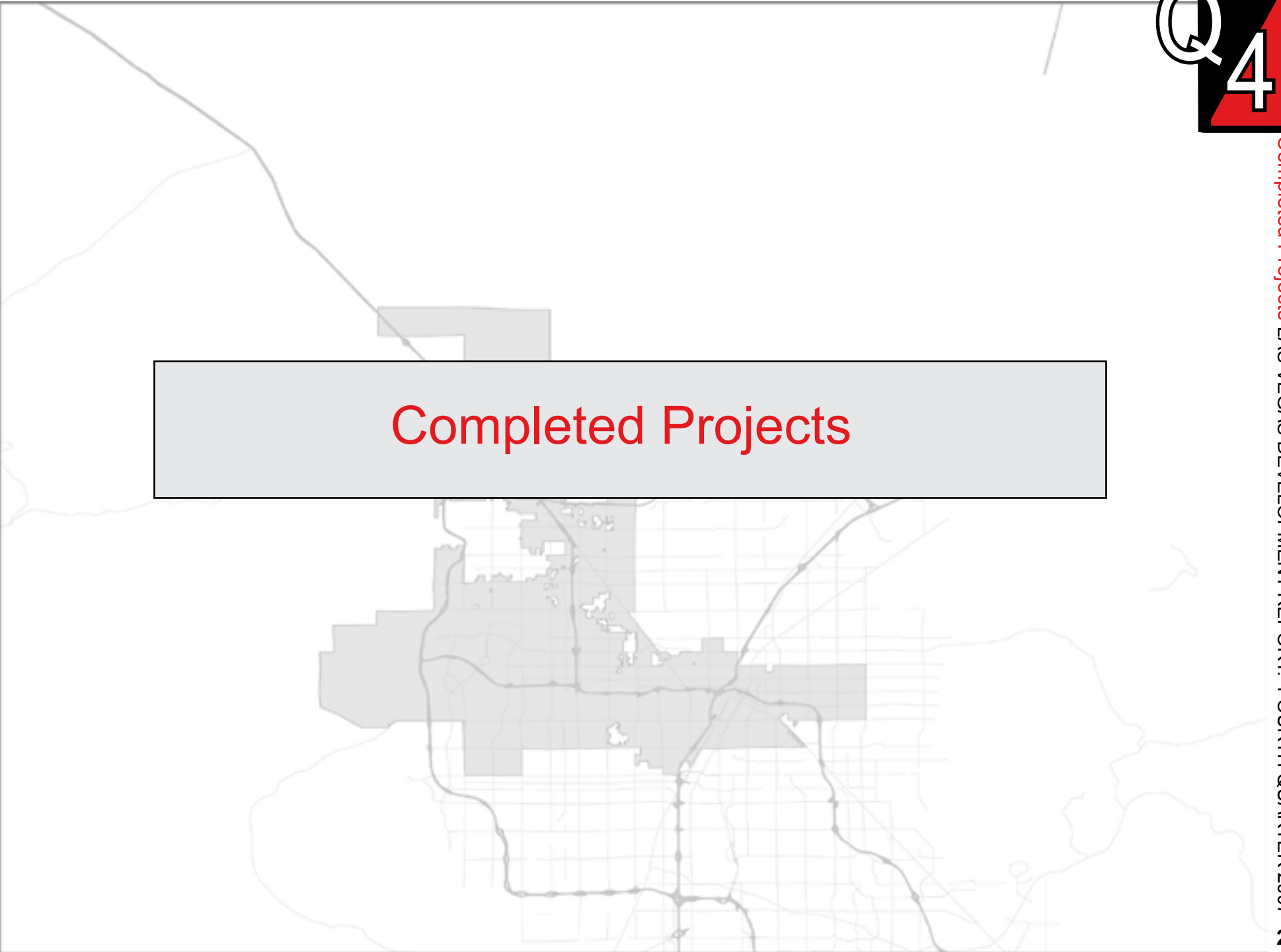
\*Permits include: sheds, gazebos, trellises, carports, shade structures, fences, trash enclosures, change of contractor, disaster repair, on site improvements, demolitions, patios and grading

**Southeast Permits by Valuation**





## Completed Projects



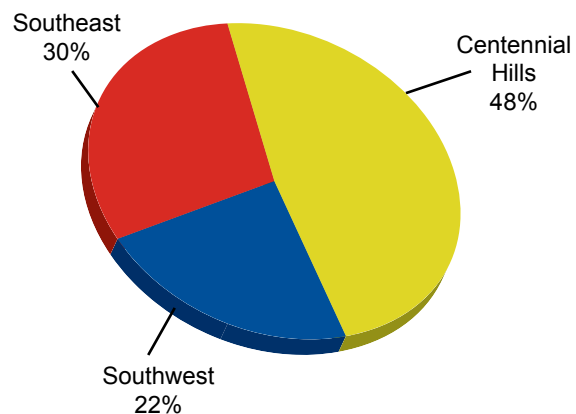
**Completed Projects  
4th Quarter 2007**



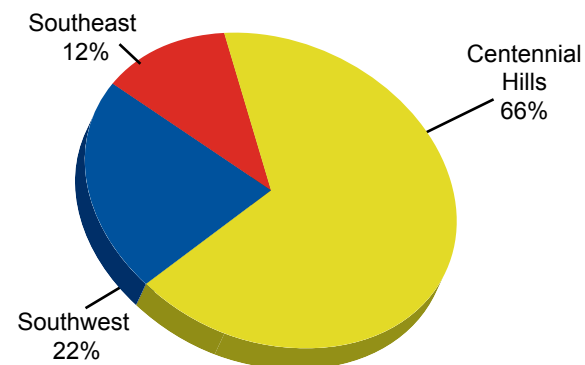
Category	Centennial Hills	Southwest	Southeast	Total	Percentage
Single Family New	34	11	6	51	13.5%
Single Family Additions	3	4	17	24	6.4%
Single Family Remodel	0	4	1	5	1.3%
Multifamily New	22	4	12	38	10.1%
Multifamily Remodel	0	0	1	1	0.3%
Commercial New	18	7	3	28	7.4%
Commercial Additions	1	0	1	2	0.5%
Commercial Remodel	48	27	38	113	30.0%
Signs	0	1	0	1	0.3%
Miscellaneous*	56	24	34	114	30.2%
<b>GRAND TOTAL</b>	<b>182</b>	<b>82</b>	<b>113</b>	<b>377</b>	<b>100%</b>

\* Miscellaneous includes: sheds, gazebos, carports, change of contractor, patio covers, trellisees, shade structures, roofing, demos, racking trash enclosures, docks, casitas, amusement ride renewals and detached structures.

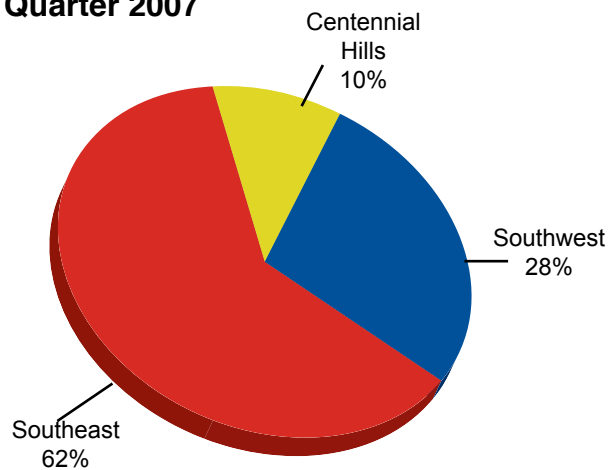
**Completed Projects by Sector  
4th Quarter 2007**



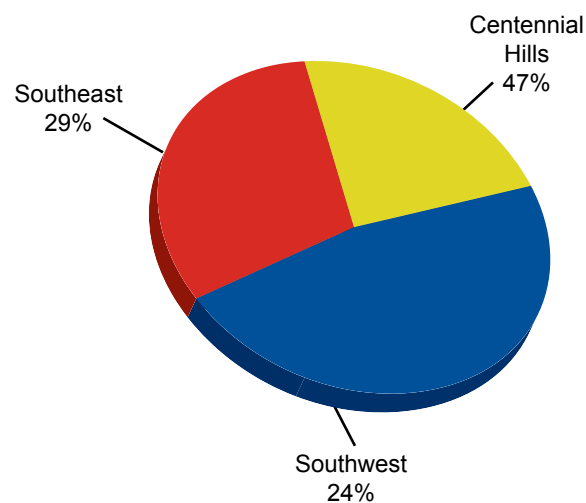
**Completed Single Family Projects  
4th Quarter 2007**

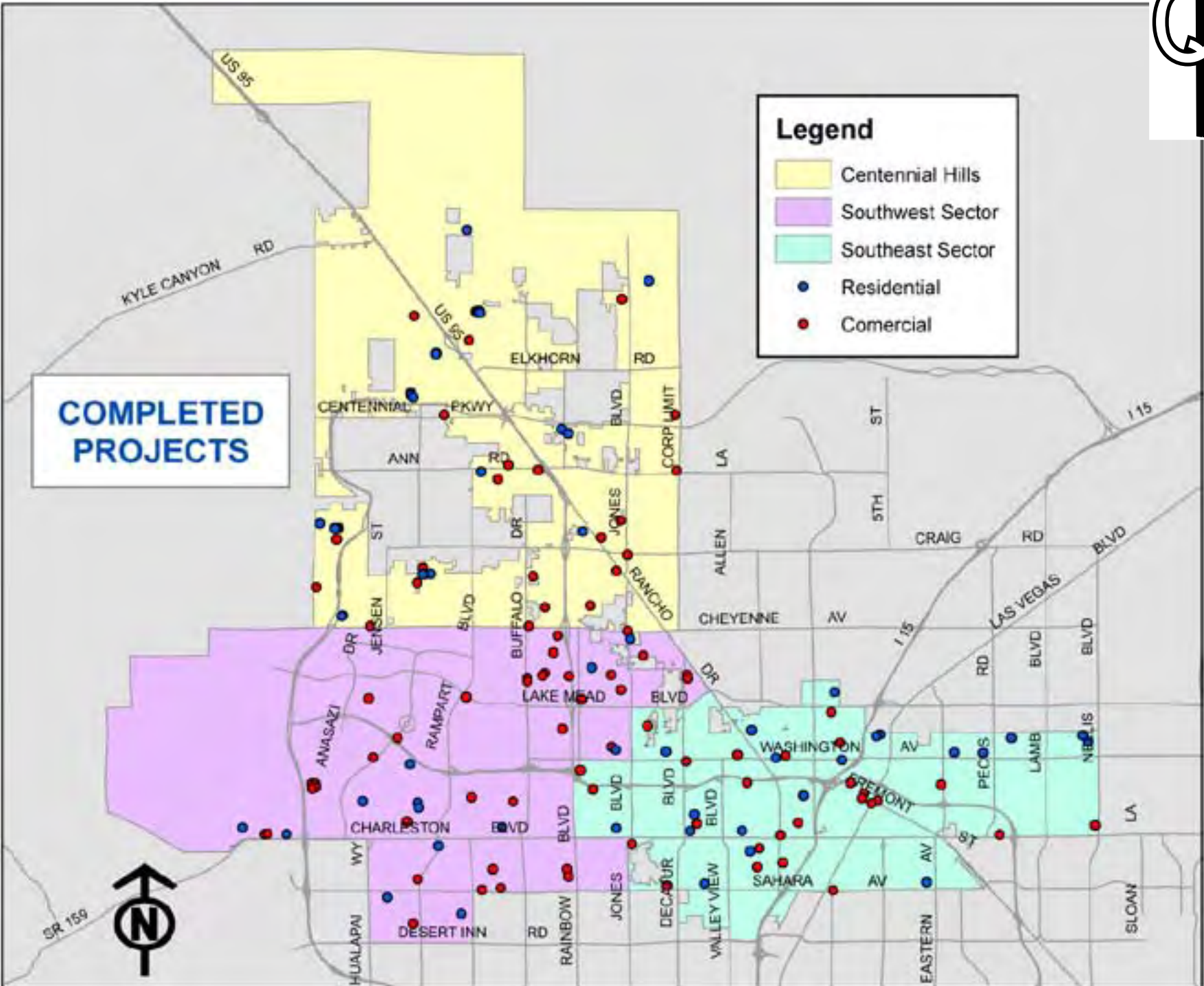


**Completed Single Family Additions  
and Remodeled Projects  
4th Quarter 2007**



**Completed Commercial New  
& Remodeled Projects  
4th Quarter 2007**









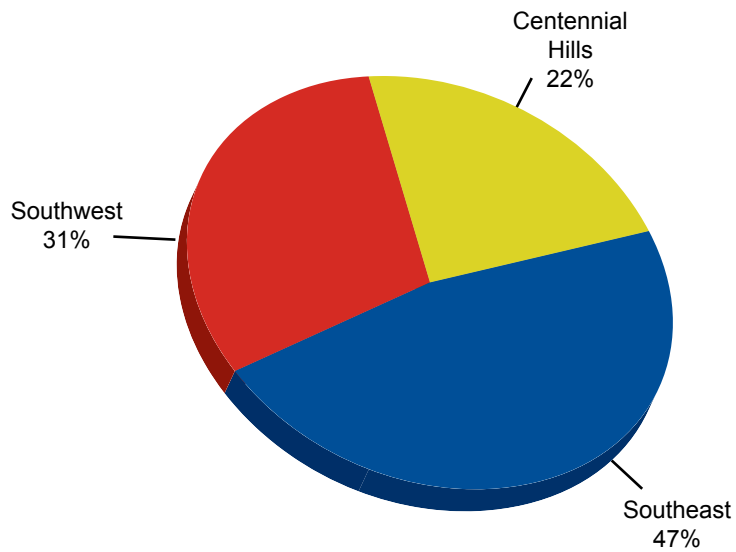
## Business Licenses

**Business Licenses by Category and Sector**  
**4th Quarter 2007**

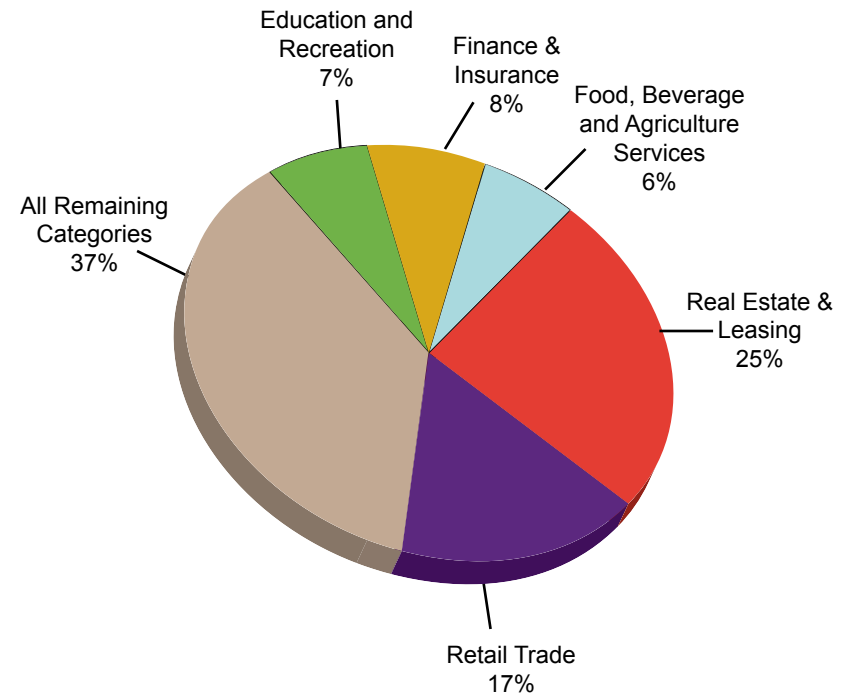


Category	Centennial Hills	Southeast	Southwest	Total	Percentage
Administrative	5	35	22	62	4.0%
Auto Sales & Repair	12	25	8	45	2.9%
Construction & Landscaping	13	21	20	54	3.5%
Cosmetology & Massage Services	14	15	2	31	2.0%
Educational Services	2	2	2	6	0.4%
Entertainment & Recreation	12	68	25	105	6.7%
Finance & Insurance	28	70	25	123	7.9%
Food, Beverage & Agriculture Services	22	54	19	95	6.1%
Health and Social Services	11	23	25	59	3.8%
Management Services	20	39	34	93	6.0%
Manufacturing	4	0	0	4	0.3%
Media & Information Services	1	8	4	13	0.8%
Other Services	38	64	45	147	9.4%
Professional & Technical Services	17	28	13	58	3.7%
Public Administration	0	2	0	2	0.1%
Real Estate & Leasing	76	122	189	387	24.9%
Retail Trade	73	149	48	270	17.3%
Wholesale Trade	0	2	1	3	0.2%
<b>GRAND TOTAL</b>	<b>348</b>	<b>727</b>	<b>482</b>	<b>1,557</b>	<b>100%</b>

## Business Licenses by Sector 4th Quarter 2007



## Business Licenses by Top Five Categories 4th Quarter 2007



**Business Licenses by Planning Area and Category**  
**4th Quarter 2007**

